

IN RE: PETITION FOR ADMIN. VARIANCE

\*

BEFORE THE

S/S Sandspring Court , 470 ft. S of  
Trickling Brook Road  
8<sup>th</sup> Election District  
4th Councilmanic District  
11 Sandspring Court  
Frank Smith, et ux  
Petitioners

\*

ZONING COMMISSIONER

\*

OF BALTIMORE COUNTY

\*

CASE NO. 99-261-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Frank Smith and Hallie Smith, his wife, property owners, for that property known as 11 Sandspring Court in the Springdale subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 5 ft. and a sum of 23 ft. for both side yards, in lieu of the required 10 ft. and 25 ft. sums, respectively, for an addition to the existing one car attached garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the BCZR, and for the reasons given above, the requested variance should be granted.

ORDER RECEIVED FOR FILING

Date

By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16<sup>th</sup> day of February, 1999 that the Petition for an Administrative Variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 5 ft. and a sum of 23 ft. for both side yards, in lieu of the required 10 ft. and 25 ft. sums, respectively, for an addition to the existing one car attached garage, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR  
BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING  
Date 2/16/99  
By M. Dvorak



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

February 16, 1999

Mr. and Mrs. Frank Smith  
11 Sandspring Court  
Cockeysville, Maryland 21030

RE: Petition for an Administrative Variance  
Case No. 99-261-A  
Location: 11 Sandspring Court

Dear Mr. and Mrs. Smith:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 11 SANDSPRING CT

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BOR. 3c (CHART. TO PERMIT

A 5 FT SIDE YARD SETBACK & A SUM OF 23 FT. FOR BOTH SIDE YARDS.  
IN LIEU OF THE REQUIRED 10 FT. & 25 FT. SUM.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The dwelling on this property has an attached one car garage. To locate a detached one car garage in the rear, to conform to zoning codes, would impose a cost penalty on the owner and degrade the esthetics of the property for the neighbors, as opposed to the proposed one car extension to the existing garage. See attached for

Property is to be posted and advertised as prescribed by Zoning Regulations. added info  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: 5000

DATE: 1-13-99

ESTIMATED POSTING DATE: 1-24-99



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 99-261-A

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11 SANDSPRING CT  
address  
COCKEYSVILLE MD 21030  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The dwelling on this property has an attached one car garage. To locate a detached one car garage in the rear, to conform with zoning codes, would impose a cost penalty on the owner and degrade the property esthetics for the neighbors, as opposed to the proposed one car extension to the existing garage. See attached for added info.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Frank Smith  
(signature)  
Frank Smith  
(type or print name)



Hellie Smith  
(signature)  
Hellie Smith  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of January, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank Smith & Hellie Smith

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1-12-99  
date

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 11-1-00

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11 SANDSPRING CT  
address  
COCKEYSVILLE MD 21030  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The dwelling on this property has an attached one car garage. To locate a detached one car garage in the rear, to conform with zoning codes, would impose a cost penalty on the owner and degrade the property esthetics for the neighbors, as opposed to the proposed one car extension to the existing garage. See attached for added info.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Frank Smith  
(signature)  
Frank Smith  
(type or print name)



Hollie Smith  
(signature)  
Hollie Smith  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of January, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank Smith & Hollie Smith

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1-12-99  
date

Kenneth C. Seiler  
NOTARY PUBLIC  
My Commission Expires 11-1-00



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 11 SANDSPRING CT

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BOZ.3C. (CITY) To PERMIT A 5 FT. SIDE YARD SETBACK & A SUM OF 23 FT. FOR BOTH SIDE YARDS IN LIEU OF THE REQUIRED 10 FT. & 25 FT. SUM.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The dwelling on this property has an attached one car garage. To locate a detached one car garage in the rear, to conform to zoning codes, would impose a cost penalty on the owner and degrade the esthetics of the property for the neighbors, as opposed to the proposed one car extension to the existing garage. See attached for

Property is to be posted and advertised as prescribed by Zoning Regulations. added info,  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

11 SANDSPRING CT. 410 667 6440  
Address Phone No

COCKEYSVILLE MD 21030  
City State Zipcode  
Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_, 19\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JOA

DATE: 1-13-99

ESTIMATED POSTING DATE: 1-24-99

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 99-261-A

There is a need to keep both cars protected from the elements and also keep my wife and myself in our senior years protected from falling on ice and rain slick driveway. The unique shape of this lot and existing large trees would make a detached rear garage difficult and add aesthetically unpleasant driveways. The rear garage would not help the protection of my wife and myself from traveling over icy or wet pavement.



## ZONING DESCRIPTION for 11 SANDSPRING COURT

Beginning at a point on the south end of Sandspring Court which is at the end of a cul-de-sac end having a 50' radius at that point and being 470' south of Trickling Brook Road. Being Lot # 22, Block K, Section #3 in the subdivision of Springdale as recorded in Baltimore County Plat Book # 32, Plat # B, Folio # 107 containing 12,170 square feet. Also known as 11 Sandspring Ct and located in the 8<sup>th</sup> Election District, 4<sup>th</sup> Councilmanic District

99-261-A

200.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 062432

DATE 1-13-99 ACCOUNT R-ACC-G150

AMOUNT \$ 50.00

RECEIVED FROM: TANK SMITH

ADULT RES. VOUCHER \$50

FOR: TOTAL \$50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

507  
99-261-A

PAID RECEIPT

PROCESS: ACTUAL TIME  
1/14/1999 1/13/1999 14:52:06

REQ: 062432 CASHIER: MM1 NEW DISCOUNT 6

5 MISCELLANEOUS CASH RECEIPT

Receipt # 063445

CR NO. 062432

50.00 CHECK: FID

Baltimore County, Maryland

99-261-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.:

99-261-A

Petitioner/Developer:

SMITH, ETAL

Date of Hearing/Closing:

2/8/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at

#11 SANDSTRING CT.

The sign(s) were posted on

1/23/99  
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 2/1/99

Patrick M O'Keefe 2/1/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

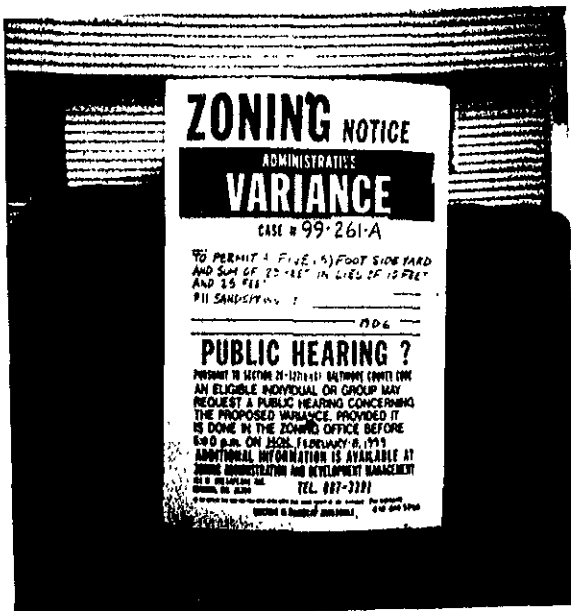
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



#11 SANDSTRING CT.

99-261-A

SMITH

2/8/99

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 261 -AAddress 11 SANDSPRING CT.Contact Person: Scott R. Alexander

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: - 13 99Posting Date: 1-24-99Closing Date: 2-8-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form Is for the Sign Poster Only

## USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 261 -AAddress 11 SANDSPRING CT.Petitioner's Name Frank & Marie SmithTelephone 410-667-6440Posting Date: 1-24-99Closing Date: 2-8-99Wording for Sign: To Permit 5' FT SIDE YARD & SUM OF 23 FT IN LIEU OF 10 FT  
& 25 FT

## ZONING REVIEW

## APPROVED SIGN POSTERS

Stacy Gardner  
Shannon-Baum Signs, Inc.  
105 Competitive Goals Drive  
Eldersburg, MD 21784

Telephone: 410-781-4000  
Toll Free: 800-368-2295  
Fax: 410-781-4673

Richard Hoffman  
904 Dellwood Drive  
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore  
3225 Ryerson Circle  
Baltimore, MD 21227

Telephone: 410-242-4263  
Mobile: 410-382-4470

Tom Ogle  
325 Nicholson Road  
Baltimore, MD 21221

Telephone: 410-687-8405  
Mobile: 410-262-8163  
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.  
623 Penny Lane  
Hunt Valley, MD 21030

Telephone: 410-666-5366  
Cell: 410-905-8571  
Fax: 410-628-2574  
410-882-2469

Linda M. Jones  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, MD 21286

Telephone: 410-296-3333  
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 10/21/98

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-261-A  
Petitioner: FRANK & HALLIE SMITH  
Address or Location: 11 SANDSPRING CT. COCKEYSVILLE MD.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: FRANK & HALLIE SMITH  
Address: 11 SANDSPRING CT.  
COCKEYSVILLE MD. 21030  
Telephone Number: 410-667-6440

Revised 2/20/98 - SCJ

99-261-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 8, 1999

Mr. & Mrs. Frank Smith  
11 Sandspring Court  
Cockeysville, MD 21030

RE: Item No.: 261  
Case No.: 99-261-A  
Location: 11 Sandspring Court

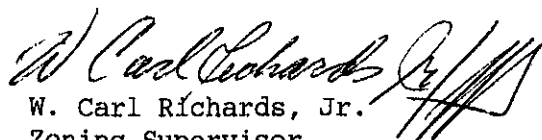
Dear Mr. & Mrs. Smith:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 13, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 2/3/99

FROM: R. Bruce Seeley, Project Manager RBS/JS  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has  
**no comments** for the following Zoning Advisory Committee Items:

Item #'s: 259  
261  
262  
264  
266  
267



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:   January 28, 1999

FROM: *Sub* Robert W. Bowling, Supervisor  
           Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for February 1, 1999  
           Item Nos. 259, 261, 266, and 267

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZONE0201.NOC

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** January 28, 1999

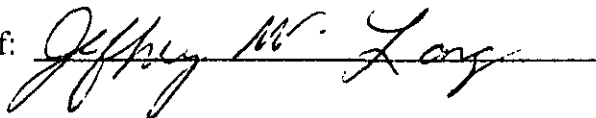
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 259, 261 and 263

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

January 28, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 25, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

259, (261), 262, 263, 264, 265, 266 and 267

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1.22.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 261

JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**SPRINGDALE COMMUNITY ASSOCIATION**

**PO BOX 194**

**Cockeysville, Maryland 21030**

July 6, 1998

Mr. & Mrs. Frank Smith  
11 Sandspring Court  
Cockeysville, Maryland 21030

Dear Mr. & Mrs. Frank Smith:

At our monthly meeting on July 6, 1998, The Community Association approved your requests to extend the current garage creating a 2 car garage as per drawings submitted. The garage must be appropriately landscaped.

Thank you for cooperating with your Community Association .

For the Community Association,



Jay Hurd  
Covenants and Restrictions

261

99-261-A

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11 SANDSPRING COURT

see pages 5 & 6 of the CHECKLIST for additional required information

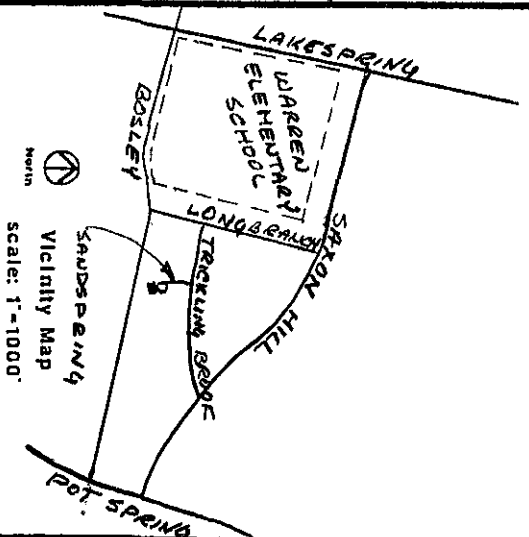
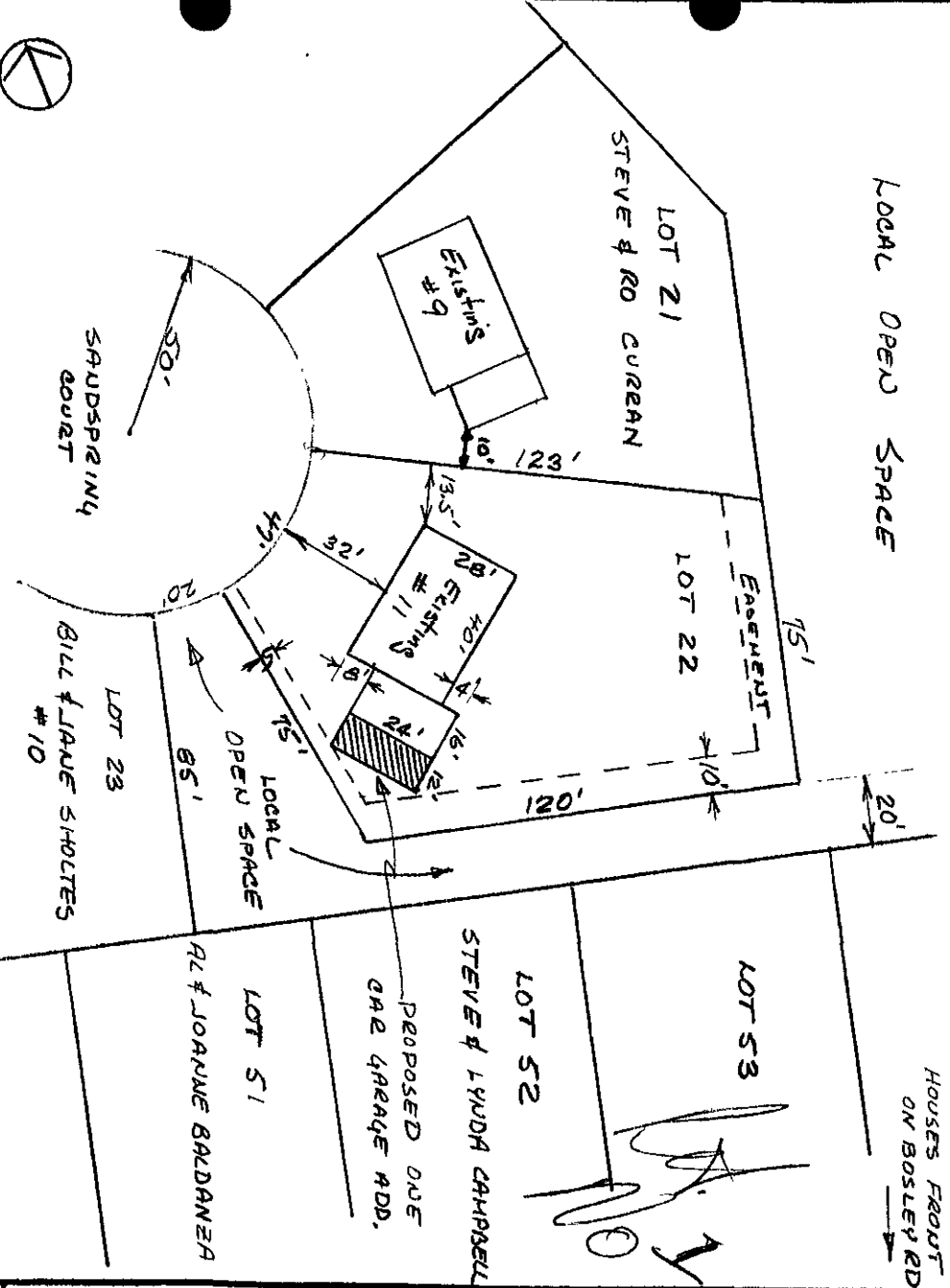
Subdivision name: SPRINGDALE

plat book # 32, folio # 107, lot # 22, section # 3

OWNER: HAILE & FRANK SMITH

North  
date: 11/7/99  
prepared by: FRANK SMITH

Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 8

Councilmanic District: 4

1"=200' scale map: NE 16-17 A

Zoning: DR 3.5

Lot size: 0.35± 12170  
acreage square feet

SEWER: ☒ public ☐ private  
WATER: ☒ yes ☐ no  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

507 261 99-261-A

99-261-A



99-261-A



99-261-A





99-261-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN RESERVOIR AREA	N.E. 16-A
DATE OF PHOTOGRAPHY JANUARY 1986	261	99-261-A



